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Industrial Construction Survey
City of Boston
January 1960 through December 1971

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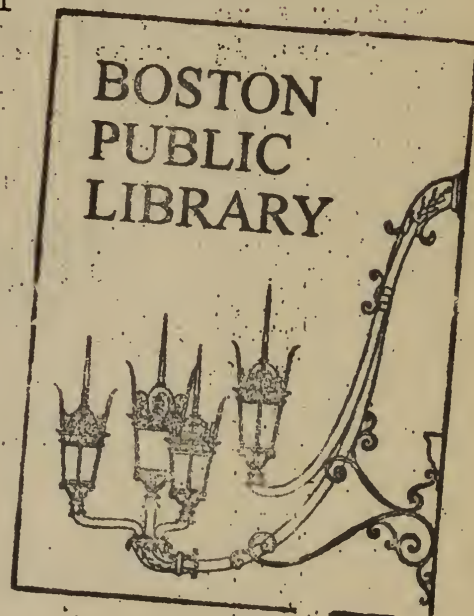
Industrial Construction Survey
City of Boston
January, 1960 Through December, 1971

Prepared for
Economic Development and Industrial Commission
Room 808A, City Hall
Boston, Massachusetts 02201

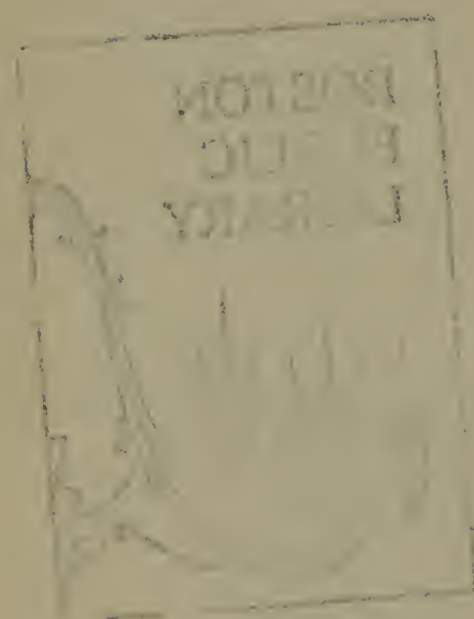
June 15, 1972

Prepared by

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RYAN, ELLIOTT APPRAISAL AND CONSULTING COMPANY, INC.



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June 15, 1972

Mr. Gerald W. Bush
Director, Commerce and Manpower
City Hall, Room 808A
Boston, Massachusetts 02201

Dear Mr. Bush:

In accordance with the instructions outlined in your letter of May 12, 1972, we have completed a survey of industrial buildings in Boston which were constructed between January, 1960 and December, 1971 and contain a gross building area of 40,000 square feet or more. The results of this survey are contained in the following report. Photographs and a Location Map have also been included to aid in identifying the various properties.

It has been a pleasure assisting the Economic Development and Industrial Commission in conducting this survey. If you or a member of your staff have any questions concerning this report, please do not hesitate to contact us.

Very truly yours,

Robert S. Sutte
Robert S. Sutte, M.A.I.
Vice President

Neil P. Farmer
Neil P. Farmer
Research Analyst

RSS:mes

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Introduction

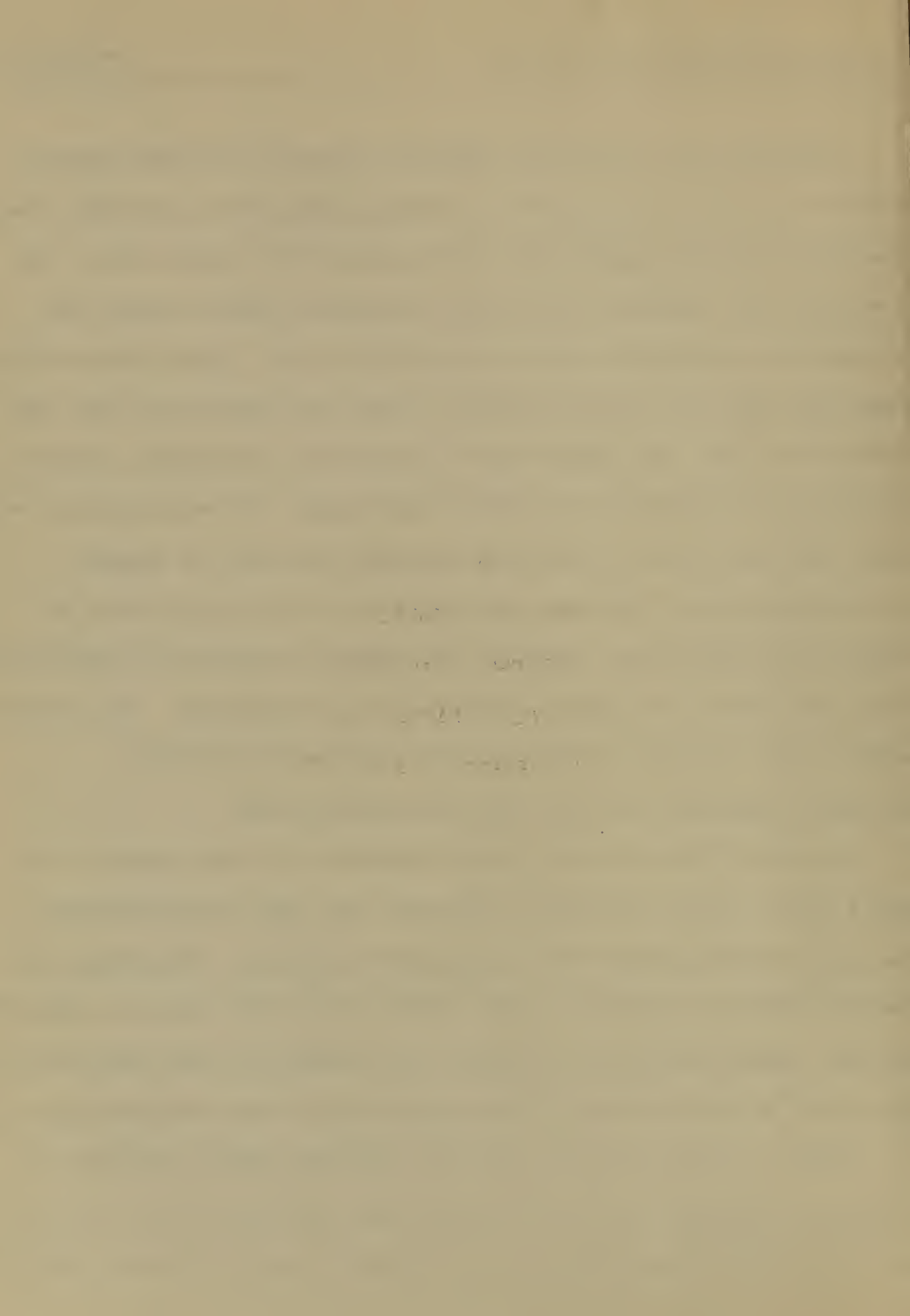
Pursuant to a request by the Economic Development and Industrial Commission of the City of Boston, a study was made of industrial buildings constructed between January, 1960 and December, 1971, containing a gross building area of 40,000 square feet or more. It was requested that the survey segregate the buildings into two categories; manufacturing space and warehouse/distribution space, as defined by the Standard Industrial Classification Manual. In addition, it was requested that the size and location of each building be listed in the report.

The principal source of information used in this study was a listing of city building permits issued for construction projects in excess of \$200,000. This information was used to identify industrial construction during the proposed time period. The \$200,000 cost minimum was used because an analysis of construction costs since 1960 revealed that a physically adequate 40,000 square foot industrial building could not be constructed for less than \$200,000. Reportedly, minimum construction costs for an industrial building in 1960 was about \$5.00 per square foot of gross building area according to the Marshall and Swift Valuation Service Manual. This would indicate that a 40,000 square foot building would cost a minimum of \$200,000 even in 1960.

The previously mentioned summarized listing of building permits issued for construction costs in excess of \$200,000 was obtained from the Boston Building Department for the years 1961 through 1971. For the year 1960, however, the summary of building permits issued was for projects which had a cost of \$400,000 or more. Since the Building Department did not summarize permits issued for projects of less than \$400,000 in 1960, our survey for that year does not include construction activity in the \$200,000 to \$400,000 cost range. It was necessary to omit this data because it was not physically possible to inspect the building permit file for each property in the city in order to obtain this information. However, the degree to which our construction data for 1960 is incomplete is believed to be negligible. This statement is made in light of the fact that construction activity in Boston apparently was at a low level during 1960.

As part of this survey, a field inspection of each project that had a permit issued was made to determine the type of construction, the gross building area and the property's location. Photographs and Location Maps are included in this report to aid the reader in identifying the various parcels and a number was assigned to each new building to assist in the location of these properties on the accompanying maps.

Also, it should be noted that the following tabular summary of industrial construction includes only those buildings which were listed in the Building Department Summary of Permits Issued and other building



not listed in that summary for which we had knowledge of their construction. Therefore, it is possible that there may have been some industrial buildings constructed in the City of Boston for which no building permits were issued or perhaps were not listed on the Building Department's Summary. However, if this condition exists, it is our opinion that the exclusion of this data from this survey should not substantially alter the results of this study. Also, the rentable square footage listed in the following tabular summary is the same as the gross building area for it is common practice to rent industrial buildings on a gross building area basis.

Your attention is drawn to the following tabular summary which list by year construction for manufacturing buildings and also for warehouse/distribution buildings. Please note that the parcel number assigned to each building corresponds to the accompanying Photographs and Location Maps.

SURVEY OF NEW INDUSTRIAL CONSTRUCTION
CITY OF BOSTON, JANUARY, 1960 THROUGH DECEMBER, 1971

Location Number	Address	Type of Construction	Present Occupancy	Estimated Gross Rentable Area
<u>1960 Warehouse Space</u>				
<u>1960 Total Gross Rentable Area of New Warehouse Space</u>			-	0
<u>1960 Manufacturing Space</u>				
<u>1960 Total Gross Rentable Area of New Manufacturing Space</u>			-	0
<u>1961 Warehouse Space</u>				
20 493 R Rutherford Avenue Charlestown	New 1 Story Steel with Plywood Walls	Allied Plywood	40,300 s.f.	
<u>1961 Total Gross Rentable Area of New Warehouse Space</u>			-	40,300 Square Feet

Location
Number

Address

Type of Construction

Present
Occupancy

Estimated Gross
Rentable Area

1961 Manufacturing Space

9 960 Harrison Avenue
Roxbury

5 Story Concrete
Addition

Green Shoe Company

120,000 s.f.

11 99 Atkinson Street
Roxbury

New 1 Story Concrete
Block

American Brush Company

52,900 s.f.

1961 Total Gross Rentable Area of New Manufacturing Space

- 172,900 Square Feet

1962 Warehouse Space

6 440-450 Summer Street
South Boston

New 3 Story Masonry

P & P Realty Company

300,000 s.f.

1962 Total Gross Rentable Area of New Warehouse Space

- 300,000 Square Feet

1962 Manufacturing Space

16 22-30 Damon Street
Hyde Park

1 Story Masonry
Addition

Westinghouse
Corporation

65,816 s.f.

<u>Location</u> <u>Number</u>	<u>Address</u>	<u>Type of Construction</u>	<u>Present</u> <u>Occupancy</u>	<u>Estimated Gross</u> <u>Rentable Area</u>
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<u>1962 Total Gross Rentable Area of New Manufacturing Space</u>			-	65,816 Square Feet
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1963 Warehouse Space

<u>1963 Total Gross Rentable Area of New Warehouse Space</u>	-	0
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1963 Manufacturing Space

3	20 Gillette Park South Boston	New 1 Story Masonry	Gillette Saftey Razor Company	260,000 s.f.
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<u>1963 Total Gross Rentable Area of New Manufacturing Space</u>	-	260,000 Square Feet
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1964 Warehouse Space

15	99 Rivermoor Street New 1 Story Masonry	United Liquor Ltd.	84,200 s.f.
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<u>Location Number</u>	<u>Address</u>	<u>Type of Construction</u>	<u>Present Occupancy</u>	<u>Estimated Gross Rentable Area</u>
21	570 Rutherford Avenue Charlestown	1 Story Cement Block Addition	Whiting Milk Refrigerated Ware- house	50,000 s.f.
<u>1964 Total Gross Rentable Area of New Warehouse Space</u>				
			-	134,200 Square Feet
<u>1964 Manufacturing Space</u>				
12	240 Southampton Street Roxbury	New 2 Story Masonry	Fulton Packing Company	45,000 s.f.
<u>1964 Total Gross Rentable Area of New Manufacturing Space</u>				
			-	45,000 Square Feet
<u>1965 Warehouse Space</u>				
19	410 R Rutherford Avenue Charlestown	1 Story Metal Addition	Food Center Wholesale Grocers, Inc.	71,808 s.f.

Location
Number

Address

Type of Construction

Present
Occupancy

Estimated Gross
Rentable Area

1965 Manufacturing Space

16	26-30 Damon Street Hyde Park	1 Story Masonry Addition	Westinghouse Electric	49,036 s.f.
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1965 Total Gross Rentable Area of New Manufacturing Space

49,036 Square Feet

1966 Warehouse Space

5	645 Summer Street South Boston	New 2 Story Masonry	"E" Street Associates/ Various Tenants	75,000 s.f.
8	960 Harrison Avenue Roxbury	1 Story Masonry Addition	Green Shoe Company	200,000 s.f.
13	20 Freeport Street Dorchester	New 2 Story Masonry	Ruth McCarthy/ Gilman Bros. Drug Supplies	132,400 s.f.

1966 Total Gross Rentable Area of New Warehouse Space

407,400 Square Feet

<u>Location Number</u>	<u>Address</u>	<u>Type of Construction</u>	<u>Present Occupancy</u>	<u>Estimated Gross Rentable Area</u>
<u>1966 Manufacturing Space</u>				
5	645 Summer Street South Boston	New 2 Story Masonry.	"E" Street Associates/ Various Tenants	75,000 s.f.
14	225 Rivermoor Street West Roxbury	New 1 Story Masonry	Barnstead Still and Sterilizing Company	94,500 s.f.
17	1241 Adams Street Hyde Park	6 Story & Basement Concrete Addition	Eleanor Thomas Manufacturer of Chocolate Products	53,694 s.f.
<u>1966 Total Gross Rentable Area of New Manufacturing Space</u>		-	223,194 Square Feet	
<u>1967 Warehouse Space</u>				
<u>1967 Total Gross Rentable Area of New Warehouse Space</u>		-	0	
<u>1967 Manufacturing Space</u>				
<u>1967 Total Gross Rentable Area of New Manufacturing Space</u>		-	0	

<u>Location Number</u>	<u>Address</u>	<u>Type of Construction</u>	<u>Present Occupancy</u>	<u>Estimated Gross Rentable Area</u>
<u>1968 Warehouse Space</u>				
1	100 Widett Circle South Boston	New 4 Story Concrete	Quincy Market Cold Storage	240,000 s.f.
2	1-63 Foodmart Road & 1-15 Widett Circle South Boston	New 9 Buildings 1 & 2 Story Concrete Block	Food Market Develop- ment Corp./ Various Tenants	186,910 s.f.
4	647-647 A Summer Street South Boston	New 1 Story Masonry	Morton Shoe Stores, Inc.	350,000 s.f.
7	30 Trilling Way South Boston	New 1 Story Steel	Mass. Port Authority/ Tredwell Shoe Company	119,200 s.f.
<u>1968 Total Gross Rentable Area of New Warehouse Space</u>				
			-	896,110 Square Feet
<u>1968 Manufacturing Space</u>				
<u>1968 Total Gross Rentable Area of New Manufacturing Space</u>				
			-	0

Location
Number

Address

Type of Construction

Present
Occupancy

Estimated Gross
Rentable Area

1969 Warehouse Space

4A 649 Summer Street
South Boston

New 1 Story Masonry

New England Telephone
and Telegraph 44,000 s.f.

1969 Total Gross Rentable Area of New Warehouse Space

- 44,000 Square Feet

1969 Manufacturing Space

18 654-912 River Street
Hyde Park

1 Story Masonry Addition

Diamond National Corp./
Tileston Hollingsworth 103,412 s.f.

1969 Total Gross Rentable Area of New Manufacturing Space

- 103,412 Square Feet

1970 Warehouse Space

10 540 Albany Street
Foxbury

New 1 Story Masonry

Boston Flower Exchange 67,500 s.f.

1970 Total Gross Rentable Area of New Warehouse Space

- 67,500 Square Feet

Location
Number

Address

Type of Construction

Present
Occupancy

Estimated Gross
Rentable Area

1970 Manufacturing Space

1970 Total Gross Rentable Area of New Manufacturing Space

-

0

1971 Warehouse Space

1971 Total Gross Rentable Area of New Warehouse Space

-

0

1971 Manufacturing Space

1971 Total Gross Rentable Area of New Manufacturing Space

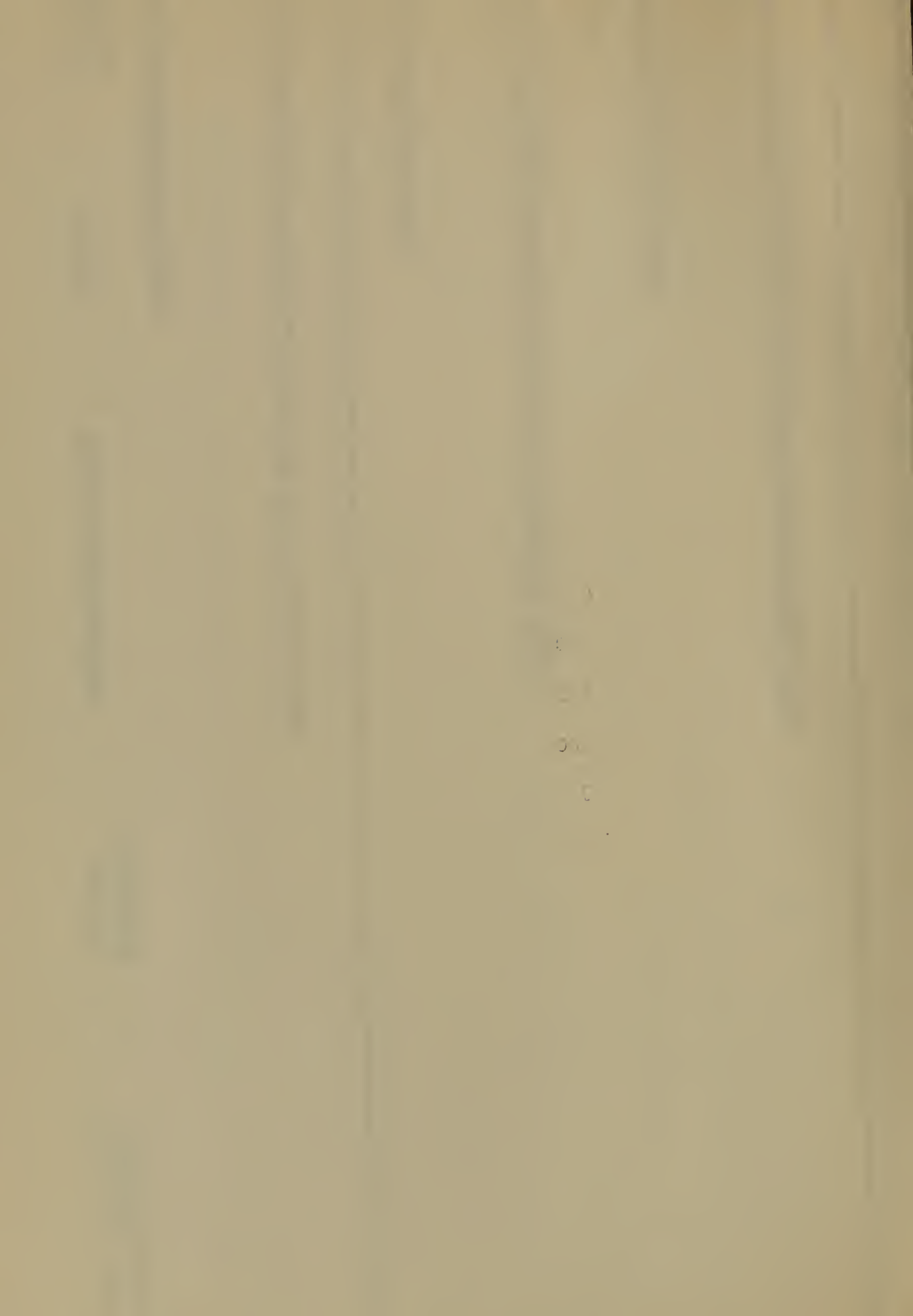
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1960 - 1971 Total Gross Rentable Area of New Warehouse Space

-

1,916,318 Square Feet



Summary and Conclusions

The following is a summary of the preceding statistical tabulation.

Summary of Industrial Construction
City of Boston, 1960 Through 1971

<u>Calendar</u> <u>Year</u>	<u>Construction Activity</u>		<u>Total Space</u> <u>(s.f.)</u>
	<u>Warehouse/Distribution</u> <u>(s.f.)</u>	<u>Manufacturing</u> <u>(s.f.)</u>	
1960	0	0	0
1961	40,300	172,900	213,200
1962	300,000	65,816	365,816
1963	0	260,000	260,000
1964	134,200	45,000	179,200
1965	71,808	49,036	120,844
1966	407,400	223,194	630,594
1967	0	0	0
1968	896,110	0	896,110
1969	44,000	103,412	147,412
1970	67,500	0	67,500
1971	<u>0</u>	<u>0</u>	<u>0</u>
Total Construction 1960-1971	1,961,318	919,358	2,880,676

As can be seen from the results of this survey, construction of manufacturing space has been modest over the last eleven years. There have been only five new manufacturing buildings constructed since 1960 and five additions to existing facilities creating a total of 919,358 square feet of new manufacturing space.

Construction of warehouse/distribution space has been more active with 1,961,318 square feet having been built since January, 1960. In all, eleven new buildings were constructed during this period and four additions to existing facilities were built. Major activity in this area has involved a significant amount of land made available to private developers by the Massachusetts Port Authority in South Boston.

In summary, twenty-five free-standing industrial buildings and/or additions containing 40,000 square feet or more of gross building area have been built in Boston between January, 1960 and December, 1971. This represents the creation of approximately 2,880,676 square feet of gross building space and our field inspection of these properties indicates that the major portion of this new space is owner occupied.

If we make an allowance for some additional industrial construction which possibly could have occurred during the study period but was not shown on the building permit lists or uncovered during our field inspection, it would seem realistic to conclude that total industrial

construction of 40,000 square feet or larger buildings in the City of Boston from 1960 through 1971 involved the creation of approximately 3 million square feet of new industrial building space.

PROPERTY LOCATION MAP

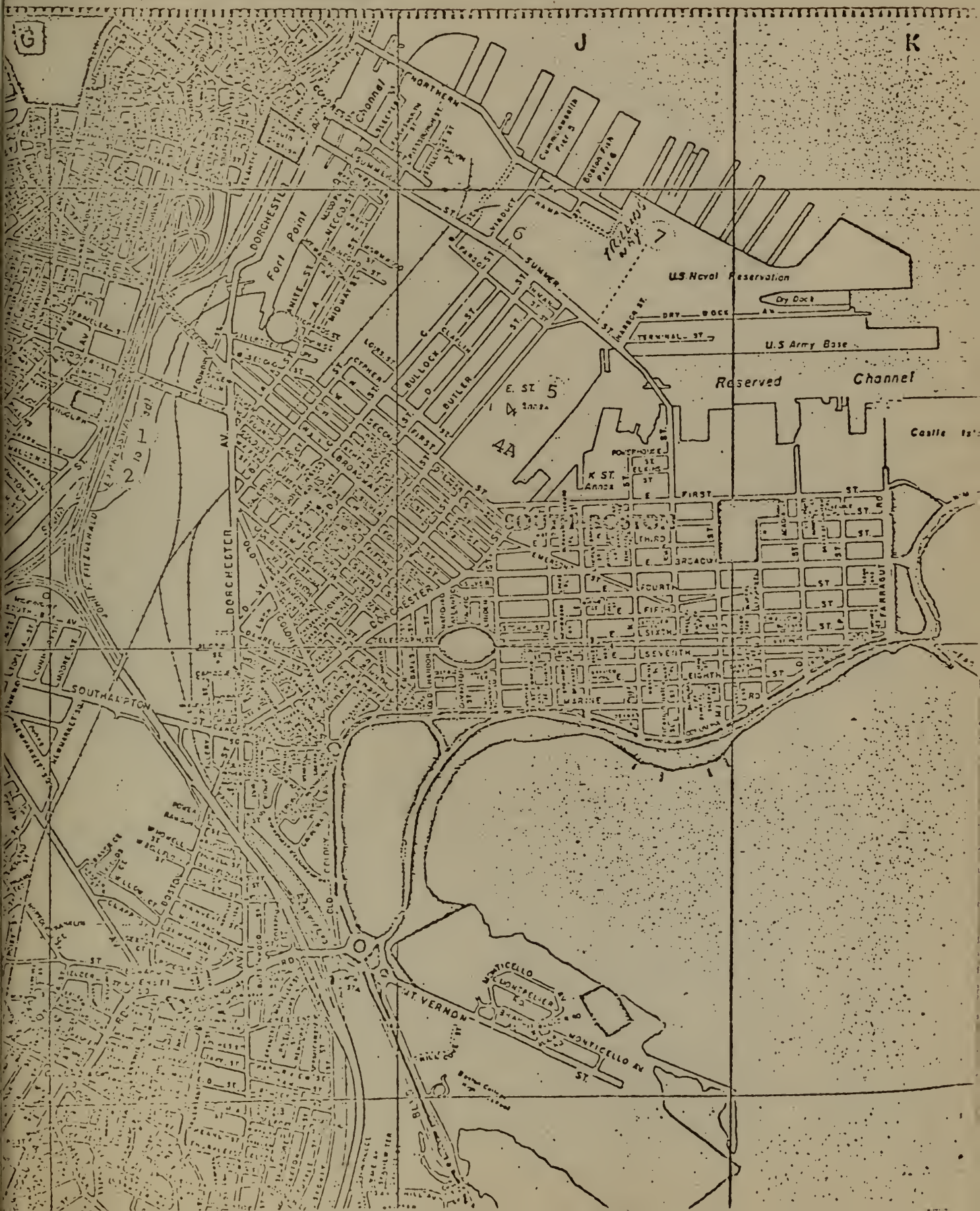
Manufacturing Space

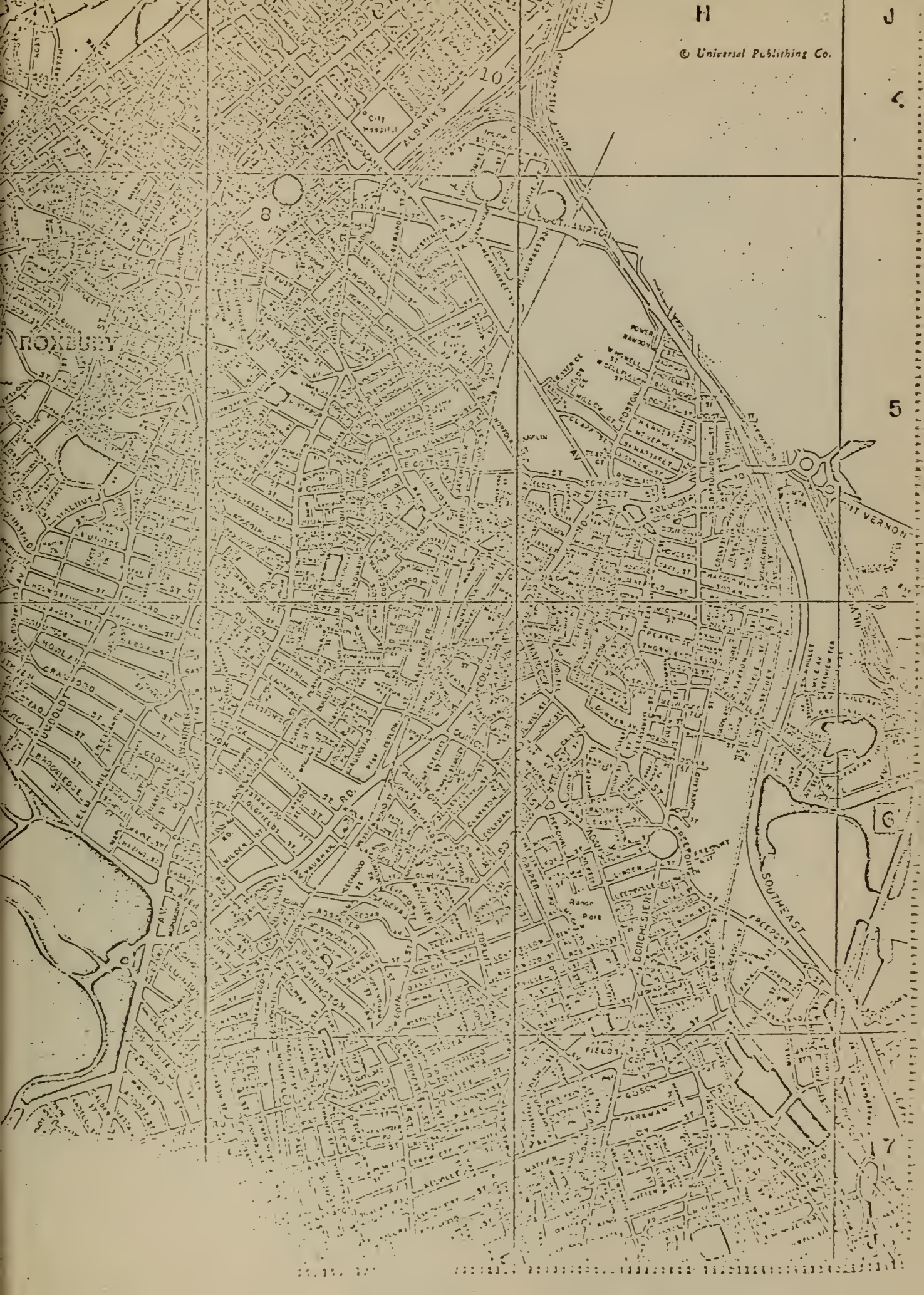


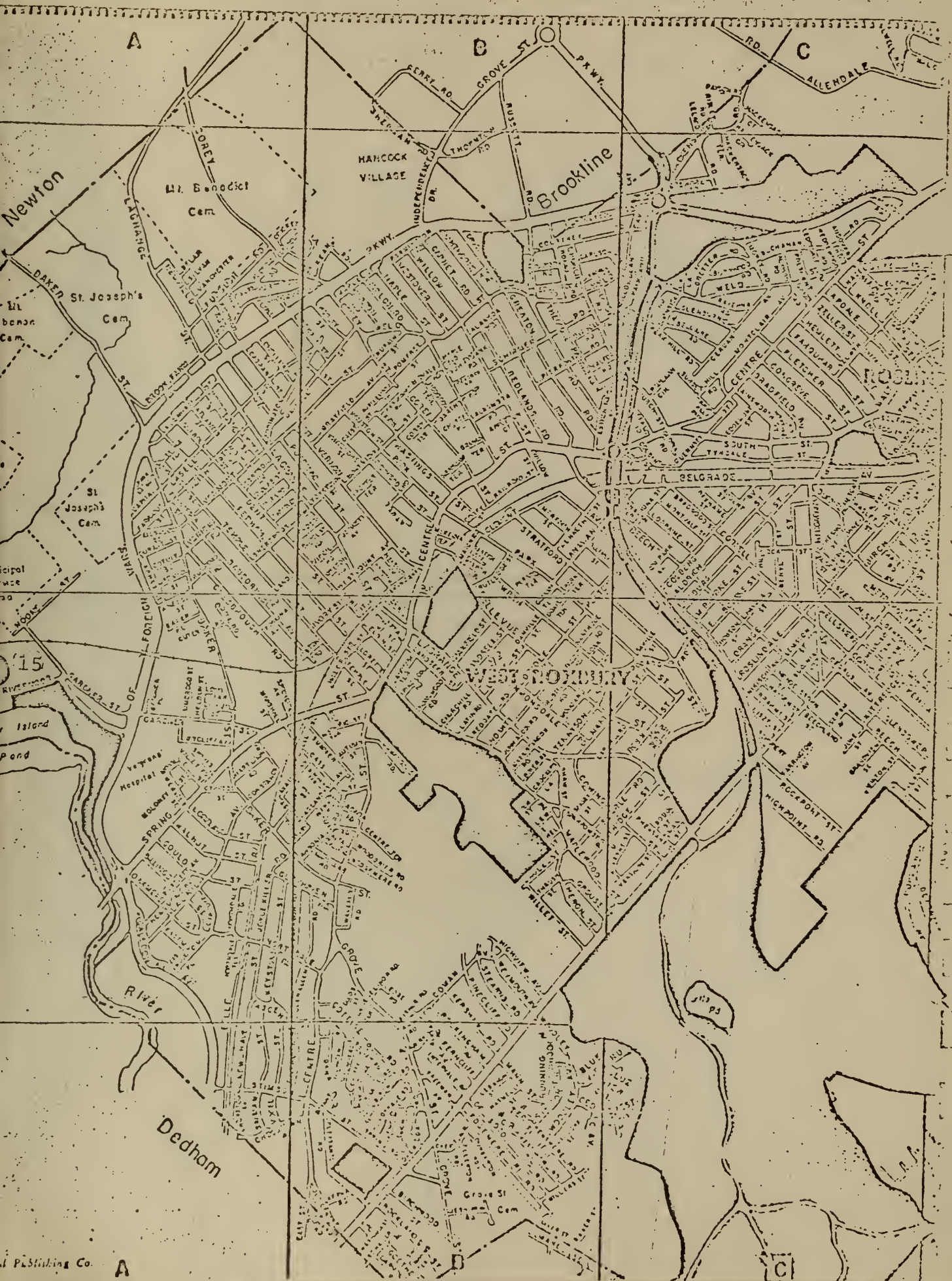
Warehouse/Distribution Space

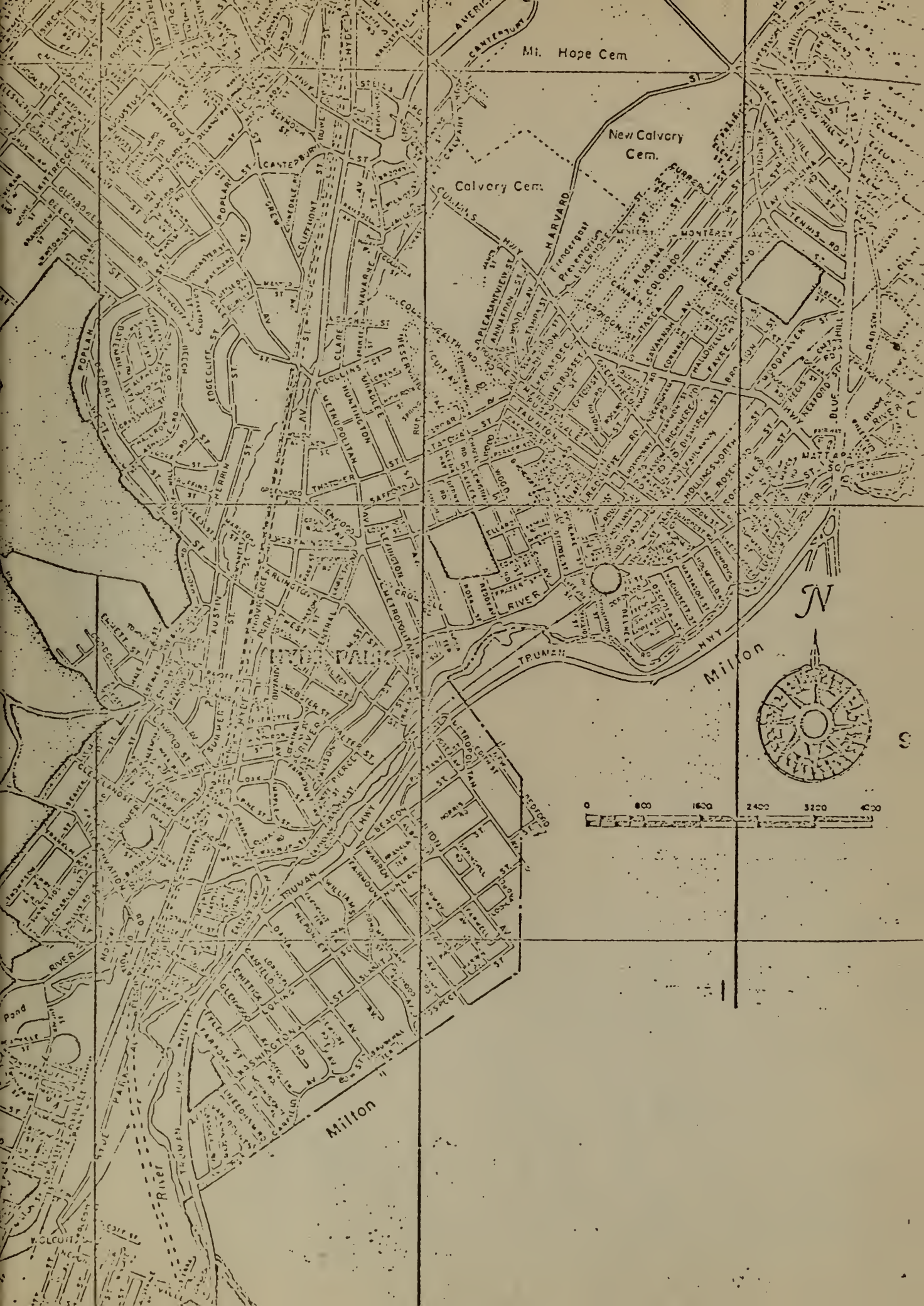


Space









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New Calvary Cem.

Calvary Cem.

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Ryan, Elliott Appraisal &
Consulting Co., Inc.

Industrial construction sur-
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